



FREQUENTLY ASKED QUESTIONS, WITH ANSWERS:

Q. Where is the donated land on which the housing may be built?

A. 375 Village Bay Rd. (on the right as you drive from the Salish welcoming figure towards the ferry, just past the left-hand turnoff for Mount Parke). It is three acres with direct access to Village Bay Road within walking distance of the ferry and Miners Bay.

Q. So, what exactly will go on this land?

A. We're proposing ten housing units ranging from one to three bedrooms (complying with the Mayne Island Official Community Plan). The units will be set in a few cluster style buildings, tastefully designed, and set well back from the road at several small, cleared sites with thoughtful landscaping and privacy distancing. There will be a small garden, play area and woodland trails. The landscaping will preserve the healthy mix of older trees, young forest and wetland.

Q: How far is the planned housing from its nearest neighbours, and from Village Bay Road?

A: The residential buildings will be about 200 feet (61 meters) from the neighbours on the northern boundary and about 70 feet from Village Bay Rd., down an elevation of nine feet. The site plan developed by island architect Richard Iredale (working with an ecological assessment) shows the residential buildings on the western side of the lot with a tree buffer along the western lot line.

Q. Is it true that if MIHS accepts funding from BC Housing, it will be obligated to take renter applications from off Mayne Island? Won't this cause an influx of outsiders looking for low rent?

A. No. Per BC Housing requirements, MIHS will prioritize those who already live on Mayne.

Q. Who will the residents be, and is MI Housing Society subsidizing them?

A. The MI Housing Society will not be receiving government subsidies for rent. The units are modest rather than luxury accommodation, and will rent for a combination of affordable housing

rates and market rates. The project is defined as community housing, which includes single and partnered working people, families, and single or partnered seniors. A healthy, helpful mix!

Q. Who will be in charge of this land and its buildings, ongoing?

A. The units and land will be owned and operated by the MI Housing Society in perpetuity: That's neighbours helping neighbours.

Q. What about water?

A. Glad you asked! A new 140-foot well at 375 Village Bay Road confirms there is ample high-quality water available to meet the demands of the proposed affordable-housing facility without negatively impacting neighbouring properties. Late in September 2020, Red Williams Well Drilling of Parksville drilled the well, tested its water quality and flow, then performed a 72-hour flow test. According to Williams' team and hydrogeologist Alan Kohut, the water is of good quality and the well produces 13 times more flow than the estimated needs. A detailed lab report of water samples taken by the team will be delivered to Islands Trust and posted on the Mayne Island Housing Society's (MIHS) website shortly.

The 10-unit housing development requires 1.5 imperial gallons per minute (gpm), and the newly drilled well produces more than 20 usgpm. The 72-hour pump test, during which water flowed at two times anticipated demand, had negligible effect on two neighbouring wells, which were monitored as part of the testing, according to Williams. In other words, the site now has a functioning well and proven water supply that will not negatively affect neighbours. All this was to fulfill due-diligence requirements by Islands Trust, which will now proceed to a decision on a rezoning request for the three acres donated earlier this year. The tests also support MIHS funding applications.

The water management plan will ensure the water table is not drawn down. Water will be provided by the drilled well and roof-water catchment. The well water will be potable and treated according to provincial regulations, including a water-treatment building and holding tanks. Better yet, captured roof-rainwater will be held in separate tanks and used for toilet flushing and irrigation, in keeping with provincial guidelines.

Q. And sewage?

A. We've proposed an engineered primary treatment plant and drain field, appropriate for a large volume. A primary tank treatment allows the septic field to be significantly smaller and therefore less intrusive on the land.

Q: How ecologically sensitive will this project be?

A: The Society is committed to recommendations Keith Erikson provided in the Ecological Assessment. (Click "Land" and "Ecological Assessment" at mayneislandhousingsociety.com.) The project will protect identified sensitive areas and remediate areas that have been damaged by successive logging on the site, to increase the permeability of the ground. The limited capital funding available for affordable housing, and the lower rental incomes anticipated, typically support building to Energy Step Code 3 or 4. (See <https://energystepcode.ca/>)

Q. What will access look like?

A. Access will be off Village Bay Road with a turnaround.

Q. What about all the noise this is sure to bring?

A. There is considerable forest separation between existing neighbours and the future complex –again, 200 feet (61 meters) from the neighbours on the northern boundary. Planning will be meticulously to code, which prohibits excessive nuisance noise. We will have strict rules about noise.

Q. What about garbage and unsightly materials?

A. Garbage will be collected and removed in a controlled way. Outside storage of personal belongings will not be allowed outside.

Q. Will renters be allowed to sub-rent?

A. No.

Q. Who will have control over bad neighbours, noise and other issues?

A. The MI Housing Society will install both a paid manager, and a volunteer decision-making management board, to address all issues, including maintenance, operations and problems that arise.

Q: What work will the affordable housing project generate for local contractors, and what if there is a conflict of interest between board members and bidders?

A: MIHS is using established fair-procurement practices. It intends to use local trades where possible, but most likely an off-island building contractor will provide construction services. Any board member with a potential conflict of interest must recuse themselves from the procurement process for contracting services.

Q: Your website says that Mayne Island is the only major island in the Southern Gulf Island region with no community housing. But isn't it true that Galiano doesn't have one?

A: Galiano had a community housing development model that fell through, but the community has seniors' rental housing and is now developing two affordable rental housing projects.

Q: What are MIHS's next moves?

A: Our goal is to raise \$100,000 for the steps that take place in between land acquisition and construction (some completed already): environment assessments, hydrogeological assessment, hydrological assessment, arborist consult, geological assessment, well drilling, flow testing of the well and neighbours' wells, water testing, building a driveway from Village Bay road onto the property, infill to build the driveway, and a roadway around the complex with infrastructure (piping, electrical conduit, etc.) along the roadway to the building sites. Also, excavation: clearing building sites, septic system design, water system design, applications for rezoning, subdivision, housing development consultant, land survey, property assessment, bringing in the electrical from the street onto the lot and burying it to bring it to the housing. We are still working on land acquisition: rezoning and subdivision have requirements - assessments, as above, required by rezoning application, and due diligence for building the housing development, readying the site for construction: excavation and construction of the driveway from Village Bay Road needs to be built before subdivision finalized, and driveway built around the complex, clearing the building sites, running service along roadway, permits and fees, architectural and engineering plans.

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